



REAL ESTATE BROKERAGE



FOR LEASE

10,305 SF

RETAIL CENTER
COMING SOON

JONATHAN HICKS, CCIM
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FUTURE HOME OF
KATY PARK
COMING SOON
JUST NORTH OF
THE RETAIL CENTER

100 ACRES
FEATURING:

- 12 Baseball Fields
- 12 Soccer Fields
- Serving Recreational Leagues from all over the Region
- 700,000+ visitors per year

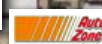
Katy Hockley Cut Off Rd

Morton Rd

SITE

Katy Fort Bend Rd

Franz Rd



10,305 SF
RETAIL CENTER
COMING SOON

Call for Pricing



LOCATION

2157 Katy Fort Bend Rd
Katy, TX 77493



SIZE

10,305 SF BLDG



TRAFFIC COUNTS

21,498 VPD

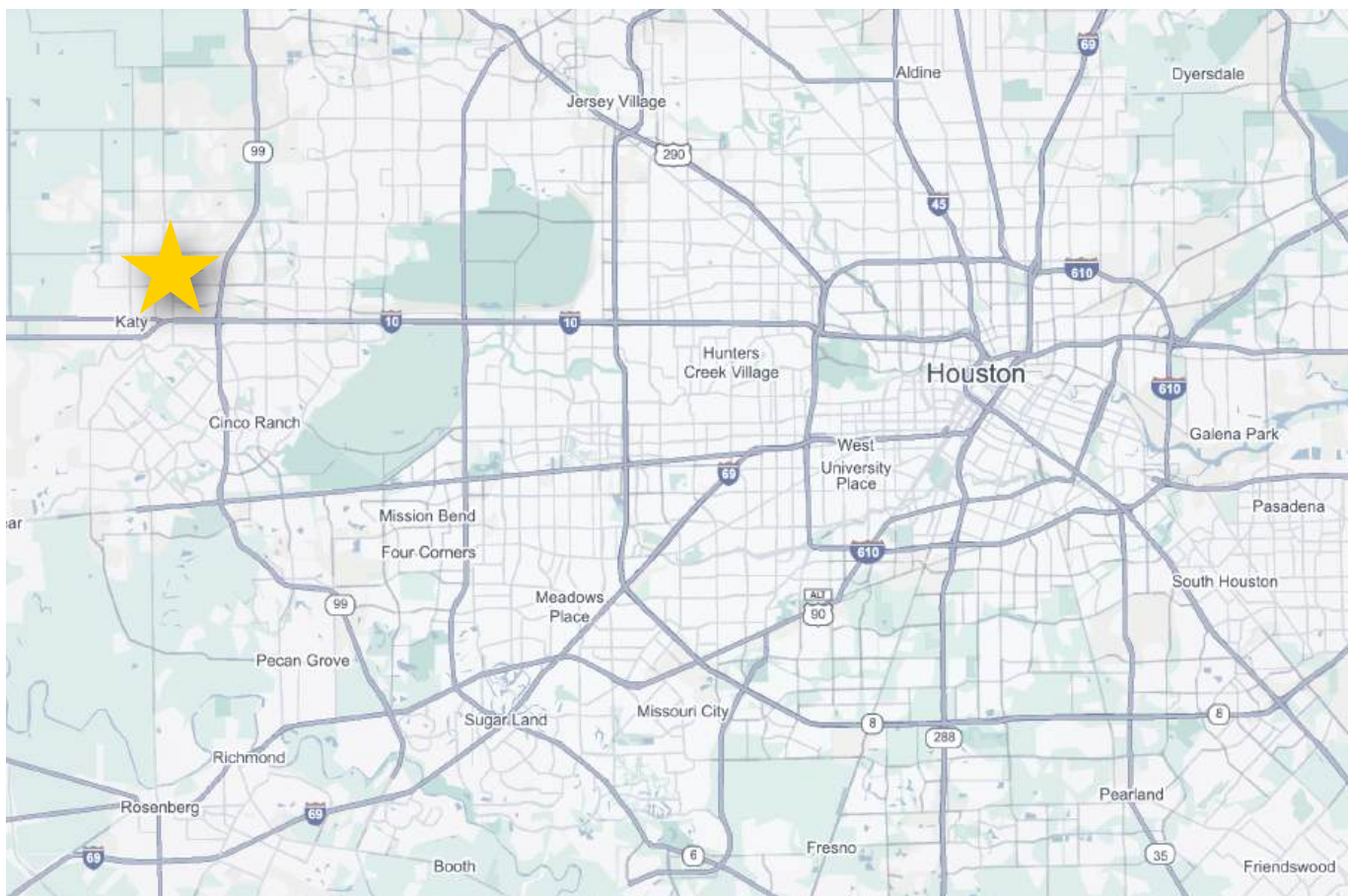
11,120 VPD

Katy Fort Bend Rd

Franz Rd

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	54,811	132,344	323,794
DAYTIME POPULATION	38,560	95,630	233,432
AVG HH INCOME	\$109,416	\$113,362	\$116,766



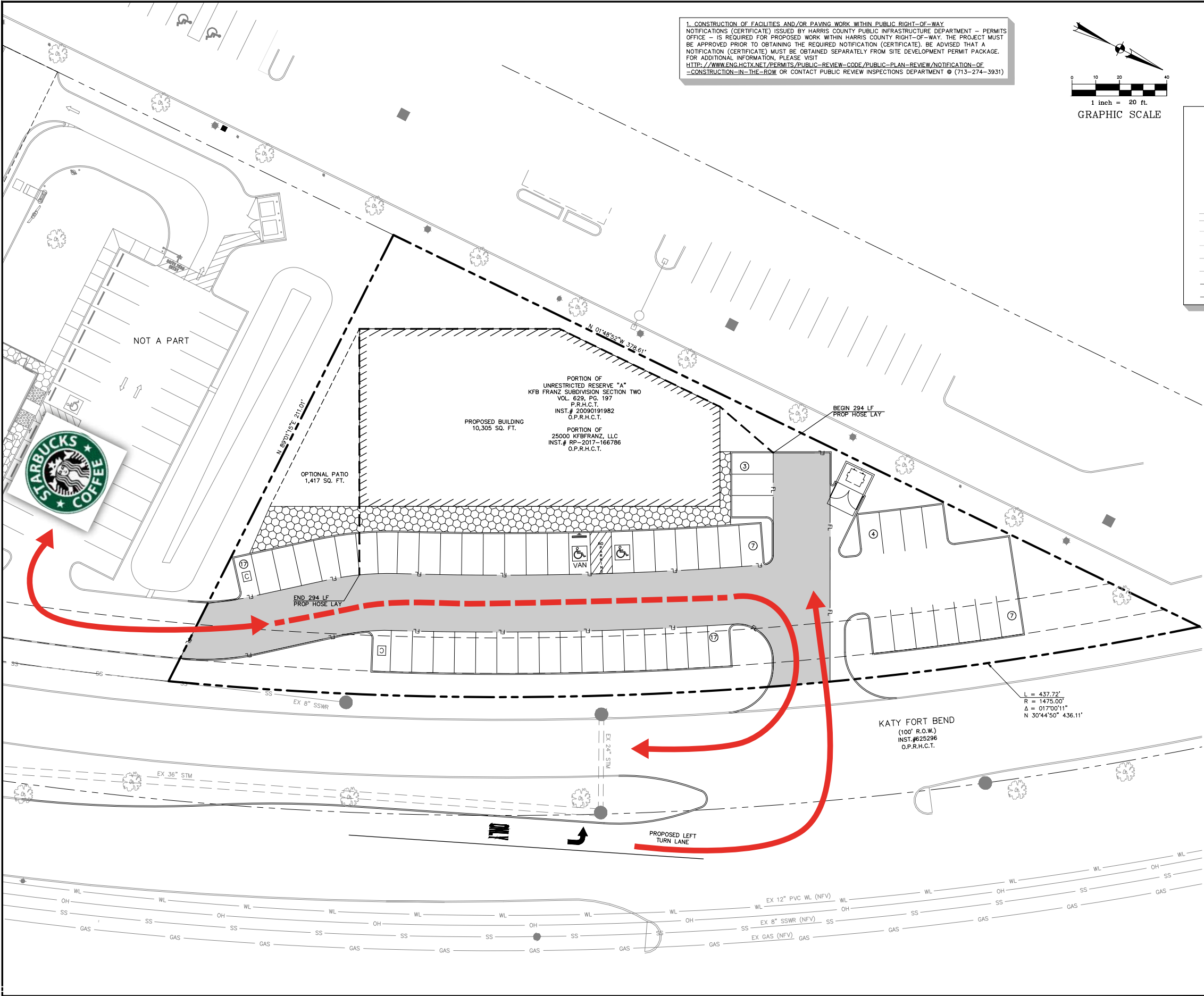
AREA RETAILERS

H-E-B, Katy Mills, Katy High School, Brookshire Brothers, Starbucks, Rhodes/Legacy Stadium, CVS, Auto Zone, Costco, McDonald's, In-N-Out Burger, Whataburger, Dicks Sporting Goods, Ross Dress for Less, Memorial Herman Katy Hospital, Marcos Pizza, et al

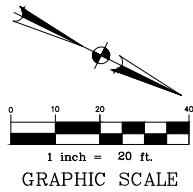
PROPERTY INFO

- 10,305 SF Retail Center
- Close to Katy Mills High School (3,300 students)
- Close to Rhodes/Legacy Stadium (~500,000 annual visits)
- Shadow anchored by Starbucks
- End Cap with Patio Available
- Explosive Residential Growth





1. CONSTRUCTION OF FACILITIES AND/OR PAVING WORK WITHIN PUBLIC RIGHT-OF-WAY NOTIFICATIONS (CERTIFICATE) ISSUED BY HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT - PERMITS OFFICE - IS REQUIRED FOR PROPOSED WORK WITHIN HARRIS COUNTY RIGHT-OF-WAY. THE PROJECT MUST BE APPROVED PRIOR TO OBTAINING THE REQUIRED NOTIFICATION (CERTIFICATE). BE ADVISED THAT A NOTIFICATION (CERTIFICATE) MUST BE OBTAINED SEPARATELY FROM SITE DEVELOPMENT PERMIT PACKAGE. FOR ADDITIONAL INFORMATION, PLEASE VISIT [HTTP://WWW.ENG.HCTX.NET/PERMITS/PUBLIC-REVIEW-CODE/PUBLIC-PLAN-REVIEW/NOTIFICATION-OF-CONSTRUCTION-IN-THE-ROW](http://www.eng.hctx.net/permits/public-review-code/public-plan-review/notification-of-construction-in-the-row) OR CONTACT PUBLIC REVIEW INSPECTIONS DEPARTMENT @ (713-274-3931)



LEGEND	
	PROPOSED FIRE LANE (RED STRIPING)
	PROPOSED BUILDING PERIMETER SIDEWALK
	PROPOSED CURB RAMP
	EX. MANHOLE
	EX. STORM SEWER
	EX. WATER LINE
	EX. SANITARY SEWER LINE
	EX. OVERHEAD POWER LINE
	EX. UNDERGROUND GAS LINE
	EX. MAJOR CONTOUR
	EX MINOR. CONTOUR

- GENERAL NOTES**
- PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 - RADII ARE 3' UNLESS OTHERWISE NOTED.
 - REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.
 - IF PROJECT IS WITHIN 400' OF SIGNALIZED INTERSECTION, THE CONTRACTOR SHALL CONTACT HARRIS COUNTY ENGINEERING DEPARTMENT, TRAFFIC SIGNAL MAINTENANCE, AT 713-881-3210 (5) FIVE WORKING DAYS PRIOR TO START OF CONSTRUCTION.

PARKING ANALYSIS WITHOUT PATIO	
BUILDING SQUARE FOOTAGE:	10,305 SQ FT
TOTAL NUMBER OF SPACES PROVIDED:	55 PARKS
5.33 SPACES PROVIDED PER 1,000 SQ FT	

PAVEMENT MARKING NOTE

"NO PARKING" SHALL BE PAINTED ON THE ACCESS AISLE AT THE STRIPED STALL AS SHOWN ON THE PLANS IN CAPITAL LETTERS WITH HEIGHT OF AT LEAST 12" STROKE OF AT LEAST 2" CENTERED WITHIN THE AISLE.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377
IN HOUSTON
(713)-223-4567

ALJLindsey
Civil Engineers
281.301.5555
Houston, TX 77077
PHN F-11526

FOR REVIEW ONLY. NOT FOR
CONSTRUCTION OR BIDDING
PURPOSES
Prepared by: A. LESTER JONES
P.E. No. 102152 Date: 01/20/2025

ALJ PROJECT NO.: 235-23-CV-085
DATE: JAN. 2023
SCALE: 1/20
DRAWN BY: RH
CHECKED BY: ALJ

CONCEPTUAL SITE
PLAN
OPTION 2

XXXXXXX
2155 KATY FORT BEND COUNTY RD
KATY, TEXAS 77493

SHEET
EX-2

REVISIONS		DATE
No.		

CONTACT

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RYOAK
CAPITAL PARTNERS



INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

Put the interests of the client above all others, including the broker's own interests;

Inform the client of any material information about the property or transaction received by the broker;

Answer the client's questions and present any offer to or counter-offer from the client; and

Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

Must treat all parties to the transaction impartially and fairly;

May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

Must not, unless specifically authorized in writing to do so by the party, disclose:

- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date